

TO: SUBDIVISION REVIEW BOARD

FROM: MURRY WILSON, PLANNER I

DATE: AUGUST 1, 2005

SUBJECT: REQUEST BY MICHAEL AND PEGGY COX FOR A RECONSIDERATION OF A LOT LINE ADJUSTMENT (COAL 99-0018) TO RELOCATE AN APPROVED BUILDING ENVELOPE. THE PROPOSED PARCEL IS WITHIN THE AGRICULTURE LAND USE CATEGORY AND IS LOCATED AT 3750 SANTA ROSA CREEK ROAD APPROXIMATELY 1 MILE EAST OF THE COMMUNITY OF CAMBRIA. THE SITE IS IN THE NORTH COAST PLANNING AREA.

RECOMMENDATION

Based on the findings listed in Exhibit A and the conditions listed in Exhibit B staff recommends approve the reconsideration of Lot Line Adjustment (COAL 99-0018) to relocate an approved building envelope to an alternate location on the project site.

DISCUSSION

This project is a reconsideration of Lot Line Adjustment (COAL 99-0018) to relocate the building envelope to an alternate location on the project site. The primary reason the building envelope was placed in the current location is because it was the location of an existing residence on the site and to protect environmental resources.

The applicant has submitted a visual assessment (prepared by Robert Carr, Morro Group) documenting how the proposed residence will be "equal to or better than" the existing location with regards to visual quality and environmental protection. The visual assessment also discussed how the proposal will meet the applicable General Plan and Local Coastal Plan requirements. The assessment determined that the proposed site would meet the "equal to or better than" qualification if the recommendations of the visual assessment were adhered to. Conditions of approval have been included to assure that these recommendations are addressed and reviewed by the visual consultant for consistency with the recommendations.

In addition to the potential visual impacts, the environmental determination for this project addressed the grading for the driveway and residence as well as the construction of the single-family residence. The site is located in a Geologic Study Area (GSA) and a report to address specific geologic conditions will be required during the land use permitting process (CZLUO 23.07.082). Information from the adjacent residence's geologic report (approximately 400 feet from the proposed building envelope) was reviewed and was determined to be sufficient to determine that no major environmental impacts would occur that would need to be addressed in the environmental document for this reconsideration. Comments were also submitted from the Agriculture department regarding the proposed reconsideration. The Agriculture Department felt that the reconsideration would be "equal to

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or better than" the current location of the building envelope. The proposed building envelope is not located on prime soils and will not conflict with adjacent agricultural activities. The environmentally sensitive habitat on the site (Monterey Pine Forest) is located and the northern extent of the site and will not be affected by the proposed relocation of the building envelope.

COASTAL PLAN POLICIES:

Shoreline Access: ☒ N/A
Recreation and Visitor Serving: ☒ N/A
Energy and Industrial Development: ☒ N/A
Commercial Fishing, Recreational Boating and Port Facilities: ☒ N/A
Environmentally Sensitive Habitats: ☒ N/A
Agriculture: ☒ Policy No(s): 3, 4
Public Works: ☒ N/A
Coastal Watersheds: ☒ N/A
Visual and Scenic Resources: ☒ Policy No(s): 4
Hazards: ☒ N/A
Archeology: ☒ N/A
Air Quality: ☒ N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION

Agriculture

Policy 3: Non-Agricultural Uses

The proposed use (single-family residence) will be sited on non-prime soils and will not inhibit the agricultural capability of the site or adjacent properties. The residence will support future agricultural uses on the site.

Policy 4: Siting of Structures

The proposed use will be sited on non-prime soils and will not inhibit the agricultural capability of the site or adjacent properties.

Visual Resources

Policy 4: New Development in Rural Areas

The development has been review to ensure that the visual quality of the area will not be compromised and the applicant will use existing structures to screen the residence from public view points.

STAFF COMMENTS

Staff recommends approval of the reconsideration to relocated the approved building envelope because the applicant has provided appropriate information, by means of a visual assessment, that the reconsideration to relocate the approved building envelope will be "equal to or better than" the current location of the building envelope. Staff has also consulted

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with the Agriculture Department and the Environmental Division regarding the proposed reconsideration and both departments have recommended approval.

ATTACHMENTS

- A. Exhibit A – Findings
- B. Exhibit B – Conditions
- C. Graphics
- D. Staff Report from the Subdivision Review Board (May 14, 2001)

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 16, 2005 for this project. Mitigation measures are proposed to address aesthetics, geology and soils, public services and are included as conditions of approval.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the proposed building envelope will be "equal to or better than" the current location with regard to the visual quality and the protection of agricultural resources.
- C. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- A. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- B. The present agricultural capability of the adjoining sites will not be reduced as a result of the proposed reconsideration.

Coastal Access

- F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

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CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action.
10. Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment, the applicant shall enter into an agreement, in a form approved by County Counsel, which includes the following:

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- a. **At the time of application for a Minor Use Permit**, an additional visibility assessment shall be conducted to confirm that the proposed project is not visible from Santa Rosa Creek Road after preliminary grading and architectural plans are completed. Based on the results of that study, modifications shall be made to the project to ensure protection of the existing visual quality and conformity with the recommendations of the Cox Residence - Visibility Assessment, February 2005. The applicant shall provide cross sectional drawings that clearly illustrate the relationship between the proposed development and the existing landforms (i.e. intermediate landforms and backdrop landforms) when viewed from key viewing areas identified in the Cox Residence, Visibility Assessment, February 2005. All new development shall be located so that no portion of the proposed residence silhouettes against the sky when viewed from key viewing areas.
- b. **At the time of application for a Minor Use Permit and construction permits**, the applicant shall clearly delineate the approved building envelope on the project plans, as shown on Figure 7, *Alternative Building Envelope* map of the Cox Residence, Visibility Assessment, February 2005. All new development (e.g. residences, detached garages and guest houses) shall be located within the designated building envelope, with the exception that any portion of the proposed project improvements that may project outside the proposed building envelope shall be effectively screened by vegetation, structures or berms. All proposed improvements shall be found consistent with the recommendations of the required visibility assessment.
- c. No structure within the proposed building envelope (as shown in the Cox Residence - Visibility Assessment, February 2005) shall exceed 15 feet above existing natural grade unless found to be consistent with the findings and recommendation of the Cox Residence, Visibility Assessment, February 2005 and/or the required future visibility assessment.
- d. **At the time of application for a Minor Use Permit**, a Geologic and Soils Report shall be submitted per the requirements of Section 23.07.080 CZLUO.

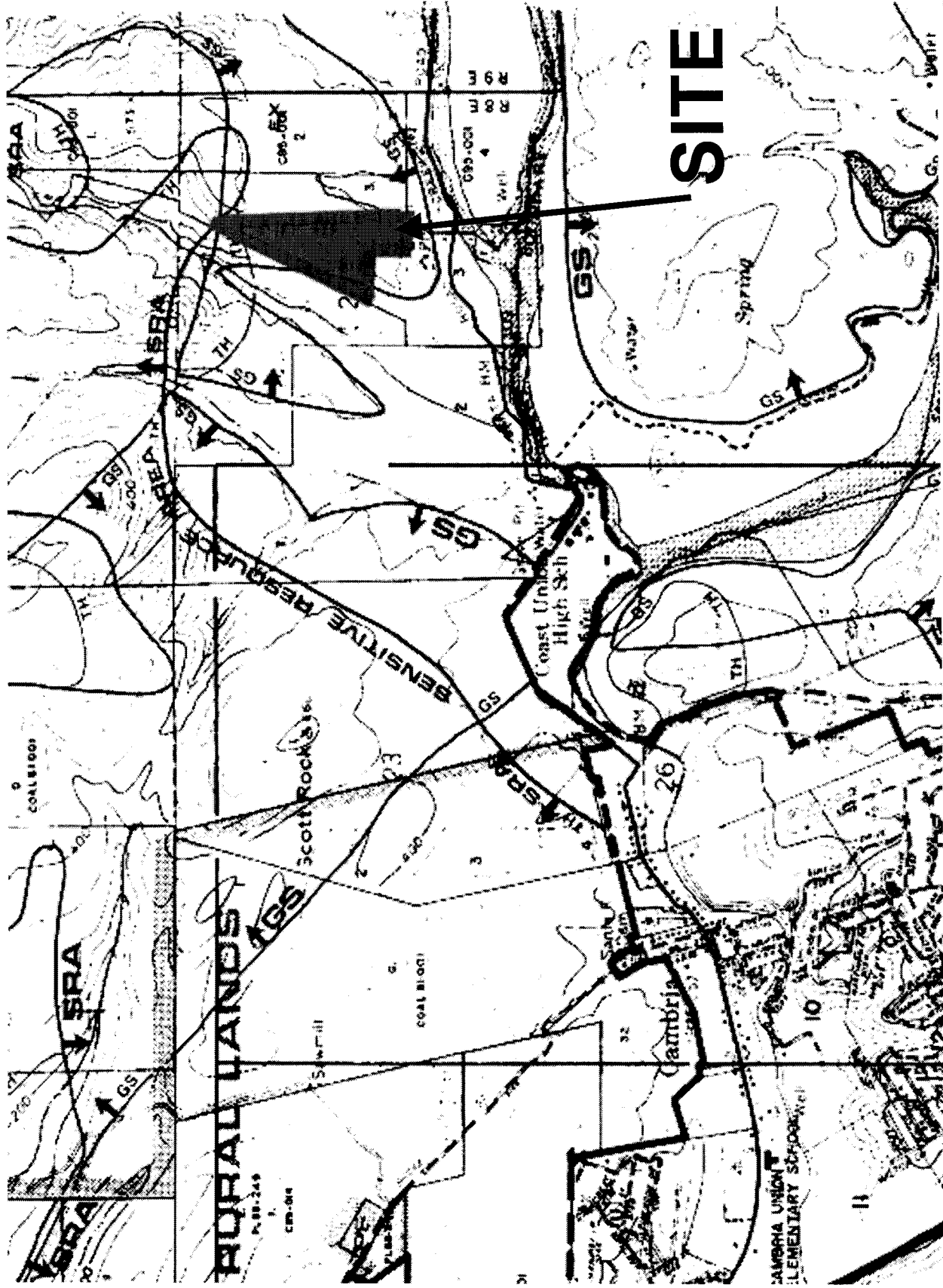
Staff report prepared by Murry Wilson and reviewed by Kami Griffin.



Lot Line Adjustment
Cox SUB2004-00265



Vicinity Map



PROJECT

Lot Line Adjustment
Cox SUB2004-00265

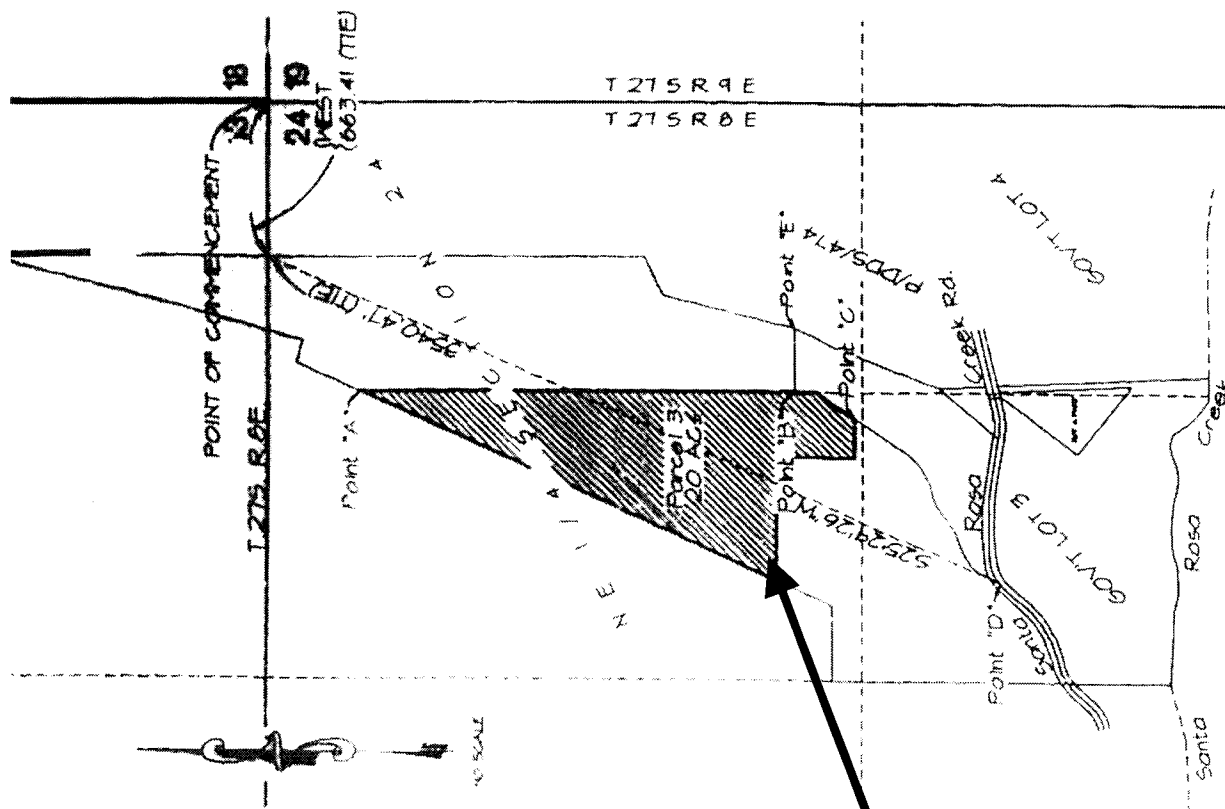


EXHIBIT

Land Use Category Map

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SITE

EXHIBIT

Site Plan

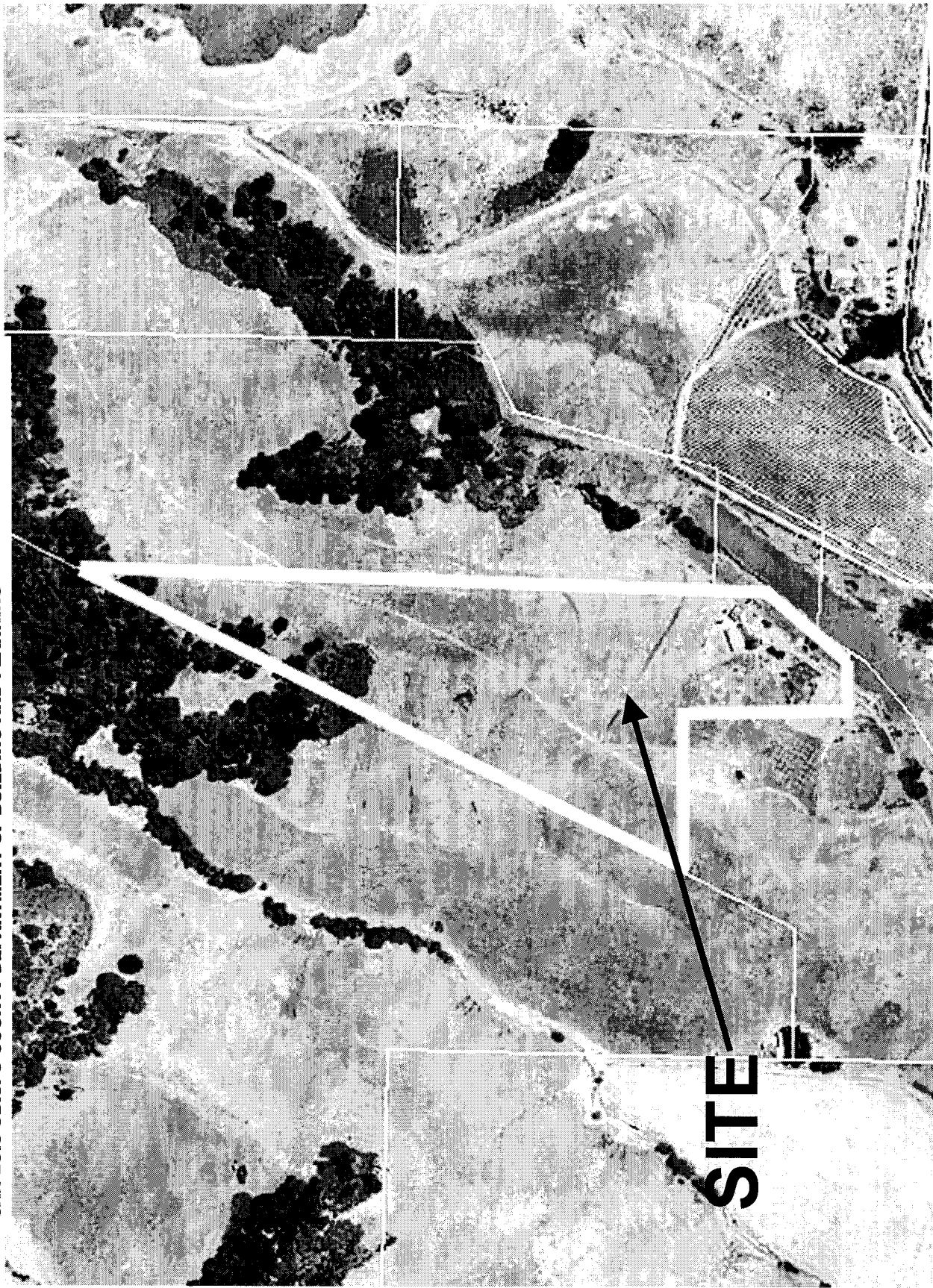


PROJECT

Lot Line Adjustment
Cox SUB2004-00265

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SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

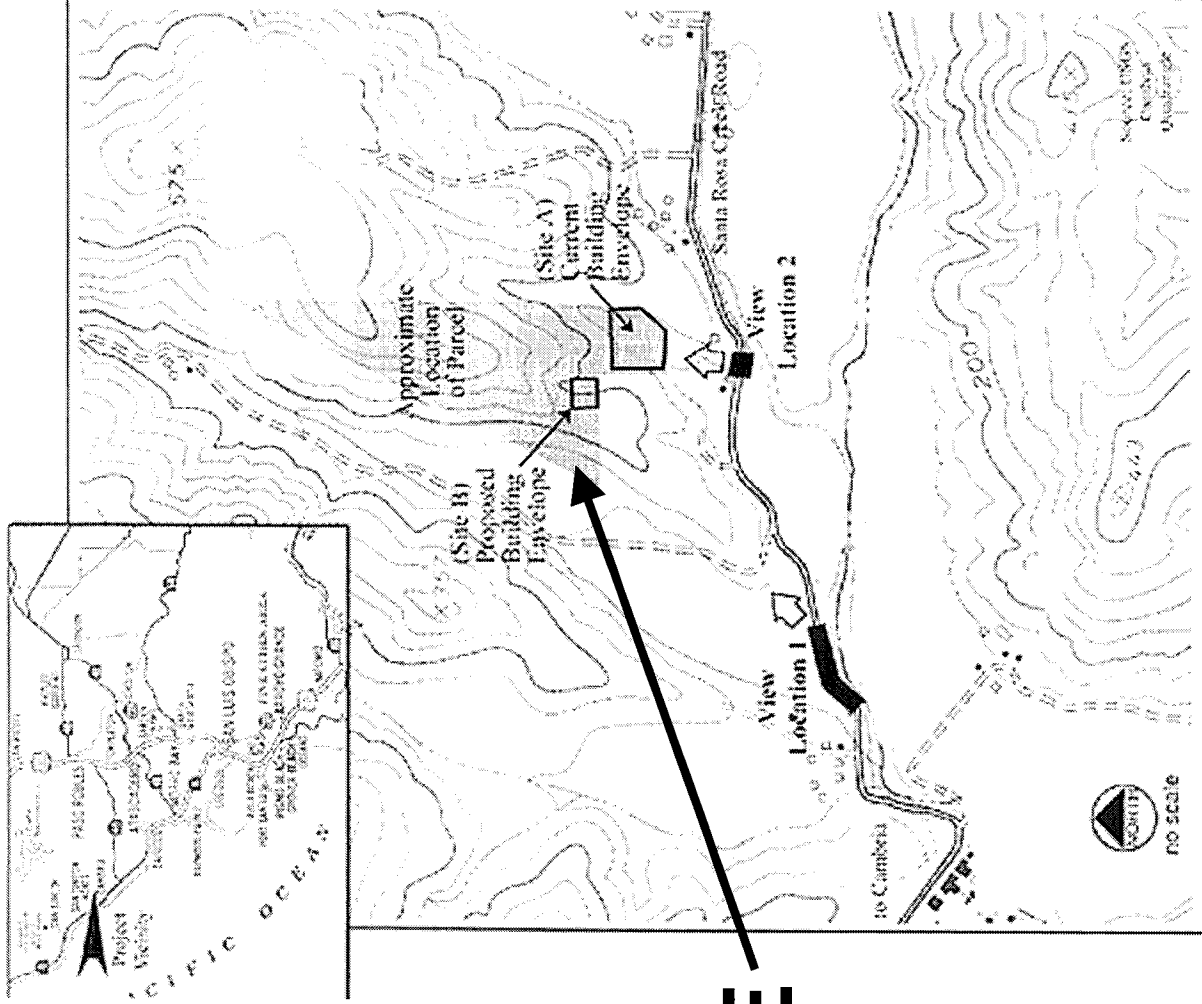
Lot Line Adjustment
Cox SUB2004-00265



EXHIBIT

Aerial Photograph

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SITE

PROJECT

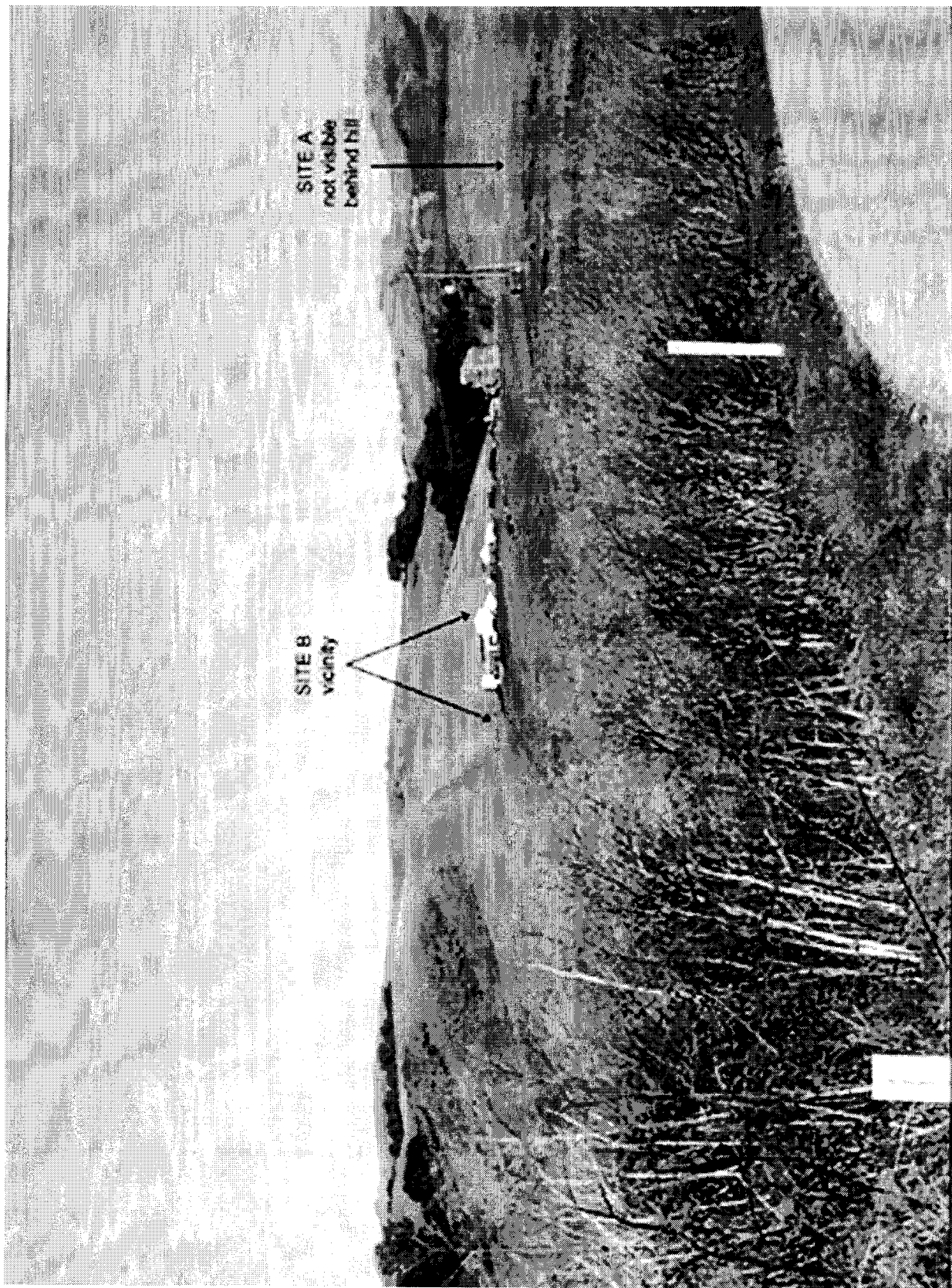
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Cox SUB2004-00265

EXHIBIT

View Location Map



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PROJECT

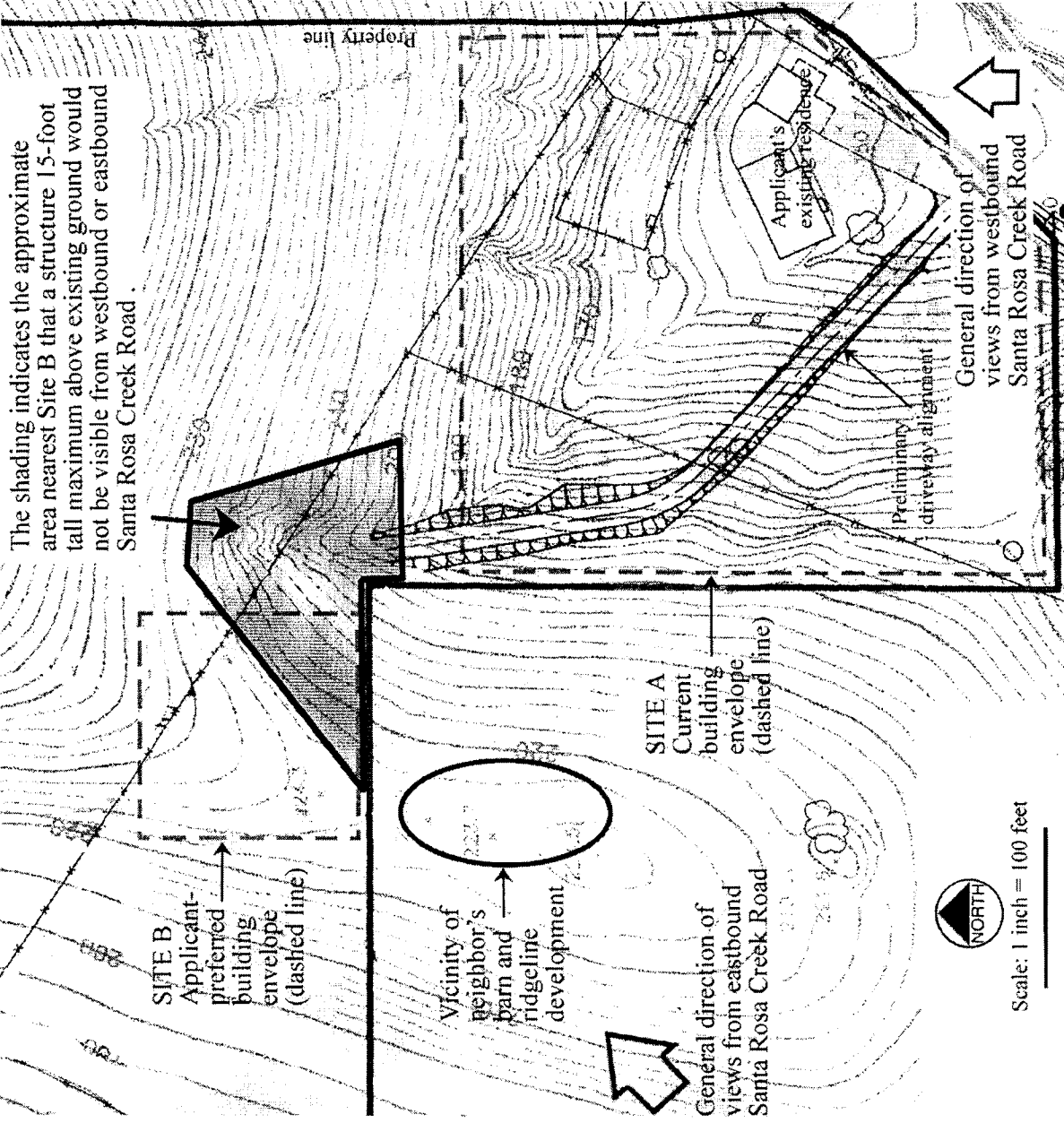
Lot Line Adjustment
Cox SUB2004-00265

EXHIBIT

Site Visibility Photograph



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The shading indicates the approximate area nearest Site B that a structure 15-foot tall maximum above existing ground would not be visible from westbound or eastbound Santa Rosa Creek Road.

SITE B
Applicant's preferred building envelope (dashed line)

Vicinity of neighbor's barn and ridge development

SITE A
Current building envelope (dashed line)

General direction of views from eastbound Santa Rosa Creek Road

Applicant's existing residence

Preliminary driveway alignment



Scale: 1 inch = 100 feet

General direction of views from westbound Santa Rosa Creek Road

PROJECT

Lot Line Adjustment
Cox SUB2004-00265

EXHIBIT

Alternate Building Envelope (Figure 7)



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Staff Report

San Luis Obispo County Department of Planning and Building

DATE: MAY 14, 2001

TO: SUBDIVISION REVIEW BOARD

FROM: LAUREN LAJOIE, PROJECT MANAGER (MORRO GROUP, INC)

SUBJECT: DAVID GERBER/VAUGHAN SURVEYS
LOT LINE ADJUSTMENT/COASTAL DEVELOPMENT
PERMIT COAL 99-0180 (S990256L)

ATTACHMENTS:

1. Exhibit A – Findings
2. Exhibit B – Conditions
3. Graphics
4. Referral Responses

SUMMARY

The applicant has proposed to adjust the lot lines of five parcels, which total approximately 108 acres in size. The existing parcels are approximately 2.2, 11.6, 25.4, 31 and 37.9 acres and the proposed parcels are approximately 8.1, 17.9, 20, 22.8 and 39.1 acres. The property is located on Santa Rosa Creek Road approximately three miles east of the community of Cambria. Supervisorial District 2.

RECOMMENDATION

Based on the findings listed in Exhibit A and conditions listed in Exhibit B approve the lot line adjustment in accordance with Section 21.02.030 of the Real property Division Ordinance.

PROJECT DESCRIPTION

Location: The project is located at 3750 Santa Rosa Creek Road, east of the community of the Cambria. (APN: 013-081-060, 061, 062, 063 and 064) North Coast Planning Area.

General Plan: Agriculture/ Local Coastal Plan/ Flood Hazard/ Terrestrial Habitat/ Geologic Study Area/Coastal Streams and Riparian Vegetation

Area Standards: AREAWIDE: **Circulation 4.** Minimize terrain disturbance and incorporate erosion control measures. **Site Design and Building Construction 5.** Identify building sites in areas least visible from public roads.

County Government Center ♦ San Luis Obispo ♦ California 93408 ♦ (805) 781-5600 ♦ 1-800-834-4636

E-MAIL: ipcoplmg@sionet.org ♦ FAX: (805) 781-1242 ♦ WEBSITE: <http://www.slonet.org/vv/ipcoplmg>

ENVIRONMENTAL SETTING:

Existing Uses and Improvements: Grazing, irrigated row crops, single family residences and miscellaneous agriculture accessory structures

Surrounding Zoning and Uses:

North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

Parcel Size: Approximately 108 Acres

Topography: Gently to Steeply Sloping

Vegetation: Crop land, open grasslands, oak woodlands, riparian vegetation

Water: On-site well

Sewage Disposal: Individual on-site septic systems

Acceptance Date August 28, 2000

ENVIRONMENTAL DETERMINATION

A Categorical Exemption was issued on February 23, 2001

PROJECT SUMMARY

The tentative lot line adjustment map proposes the reconfiguration of five existing parcels totaling approximately 108 acres located in the agricultural land use category within the coastal zone. The existing parcels range in size from approximately 2.2 to 37.6 acres. The proposed parcels range from approximately 8.1 to 39.1 acres. Table 1 provides a summary of the approximate area of the existing and proposed parcels.

The site is located in an environmentally sensitive area, which contains numerous combining designations related to riparian vegetation, the areas unique habitat, as well as the potential visibility of future building sites from public roadways.

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TABLE 1
Approximate Area of Existing and Proposed Parcels

Parcel Number	Existing	Proposed
1	11.6 acres	22.8 acres
2	31.1 acres	17.9 acres
3	25.4 acres	20 acres
4	37.6 acres	39.1 acres
5	2.2 acres	8.1 acres
Total	107.9 acres	107.9 acres

} Gerber

ISSUES

Prime Agricultural Soils

Based on concerns raised by the Agricultural Commissioner in June 2000, the applicant revised the lot line adjustment map. The applicant revised the tentative lot line adjustment map to provide a building site on parcel 4, outside of the prime agricultural soils, on the north side of Santa Rosa Creek Road. The Agricultural Commissioners office indicated that the project appears to generally improve the configuration of the parcels with respect to existing roads and topography. Current ranch operations will not be effected by the adjustment.

Environmentally Sensitive Areas

The project is located within several environmentally sensitive combining designations. A portion of proposed parcel 1, adjacent to Santa Rosa Creek, is located within the flood hazard and sensitive riparian vegetation combining designations. Currently this portion of the property is cultivated with irrigated vegetable crops and will not be impacted by the proposed adjustment.

The northwest portion proposed parcels 3 and 4 are located in a terrestrial habitat (TH) and sensitive resource area (SRA). The primary issue associated with the SRA is the impact development may have on Monterey pine trees and other native vegetation. The existing parcel 1 is almost entirely within the SRA designation while the building sites designated on the tentative map are located outside of the sensitive resource area. The project has been conditioned to require the applicant to enter into an agreement with the County to provide designated building sites, which will ensure that the improvements are located outside the sensitive recourse areas.

Road Improvements

The revised tentative lot line adjustment map proposes parcels that will require far less road improvements to serve the proposed building sites than the current configuration. Existing parcel 1 is located in a steep area that would require extensive grading to construct an access road to serve. The reconfiguration will eliminate the need for a long, private roadway because the proposal provides a potential building site at the end of an existing driveway.

Although the proposed parcels reduce the need for grading it must be noted that any site disturbance required for road improvements or construction of buildings will need discretionary review if improvements disturb slopes over 20 percent. If disturbed slopes are at least 20 percent but less than 30 percent, minor use permit approval will be required. If the proposed road will disturb slopes of 30 percent or greater, a variance will be required. In addition to fire safety concerns, planning area standards require that road alignments are to be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes are to be replanted with indigenous plants, or protected by other appropriate erosion control measures.

Geologic Stability

The project site is located within the Geologic Study combining designation. The majority of the proposed parcels 3 and 4 and a portion of proposed parcel 2 are subject to special geologic study standards. The geologic study area designation is applied to areas where geologic and soil conditions could present new development and their users with potential hazards to life and property. All land use permit applications for projects within the geologic study area (except those exempted by Section 23.07.082) shall be accompanied by a report prepared by a certified engineering geologist and/or a registered civil engineer (as to soils engineering), as appropriate.

Visual

The proposed parcel configuration contains two building sites, those on parcels 1 and 5, that are visible from Santa Rosa Creek Road. The designated building site on proposed parcel 5 is visible, but is currently developed with a single family dwelling and agricultural accessory structures. The building site designated for proposed parcel 1 was designed to provide a building site that would not impact prime agricultural soils. The project has been conditioned to locate the building in a manner that will minimize the visibility of the structure from Santa Rosa Creek Road. Planning area standards require that applications in areas visible from public roads must identify potential building envelopes. These building sites shall be in the locations least visible from the public road.

ORDINANCE COMPLIANCE

Section 21.02.030 of the County of San Luis Obispo Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the lot line adjustment will conform with the County's zoning and building ordinances. The criteria to be considered includes, but is not limited to, standards relating to design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is "equal to or better" than such position prior to approval or conditional approval of the lot line adjustment.

The proposed lot line adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division ordinance (it is equal to or better than the existing configuration) for the following reasons:

- 1) The present agricultural capability of adjoining sites will not be reduced as a result of the proposed adjustment.
- 2) The proposed parcel configuration combines the prime agricultural soils into a single parcel and creates a building site for that parcel on the north side of Santa Rosa Creek Road which will not impact prime soils.
- 3) The proposed parcel configuration eliminates the need to construct a long driveway to serve a home on existing parcel 1.

LEGAL LOT STATUS

Certificates of compliance were recorded for the existing 5 parcels on March 5, 1999. The document numbers for each of these parcels are consecutive beginning with Doc No: 1999-016399 through Doc No: 1999-016403).

EXHIBIT A-FINDINGS COAL 99-0180/S990256L

After review of applicable ordinances and other available information, staff recommends to the Subdivision Review Board that the following finding be made concerning the proposed lot line adjustment:

- A As conditioned, the proposed lot line adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because, with respect to minimum lot size and other zoning and building ordinances, the resulting parcels will have a lot design and configuration that is "equal to or better than" the existing lot design. The newly configured lot will provide building sites that do not impact prime soils and reduce the length of the access improvements required to serve the parcels.
- B The present agricultural capability of adjoining sites will not be reduced as a result of the proposed adjustment.
- C The proposal will have no adverse effect on adjoining properties, roadways, public improvements or utilities.
- D The project is in conformity with the public access and recreational policies of Chapter 3 of the California Coastal Act, because it will not inhibit access to coastal waters and recreational areas.

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**EXHIBIT B- CONDITIONS OF APPROVAL
(COAL 99-0180:S990256L)**

1. This adjustment may be effectuated by recordation of a map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate for compliance is filed for review, provide a preliminary title report to the Director of Public Works or the Planning Director for review.
4. All conditions of approval herein specified are to be compiled prior to the recordation of the map or certificates of compliance, which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another's new parcels. **Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.**
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. After approval by the Subdivision Review Board, compliance with the preceding conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
9. **Prior to the recordation of the map or certificates of compliance, which effectuate the adjustment,** the developer shall enter into an agreement with the County in a form acceptable to County Counsel that provides for the following:
 - a. Identify designated building sites.
 - b. Improvements do not necessitate tree removal.
 - c. Building sites shall be in the locations least visible from Santa Rosa Creek Road.
 - d. No construction shall occur on class 1 or 2 soils.

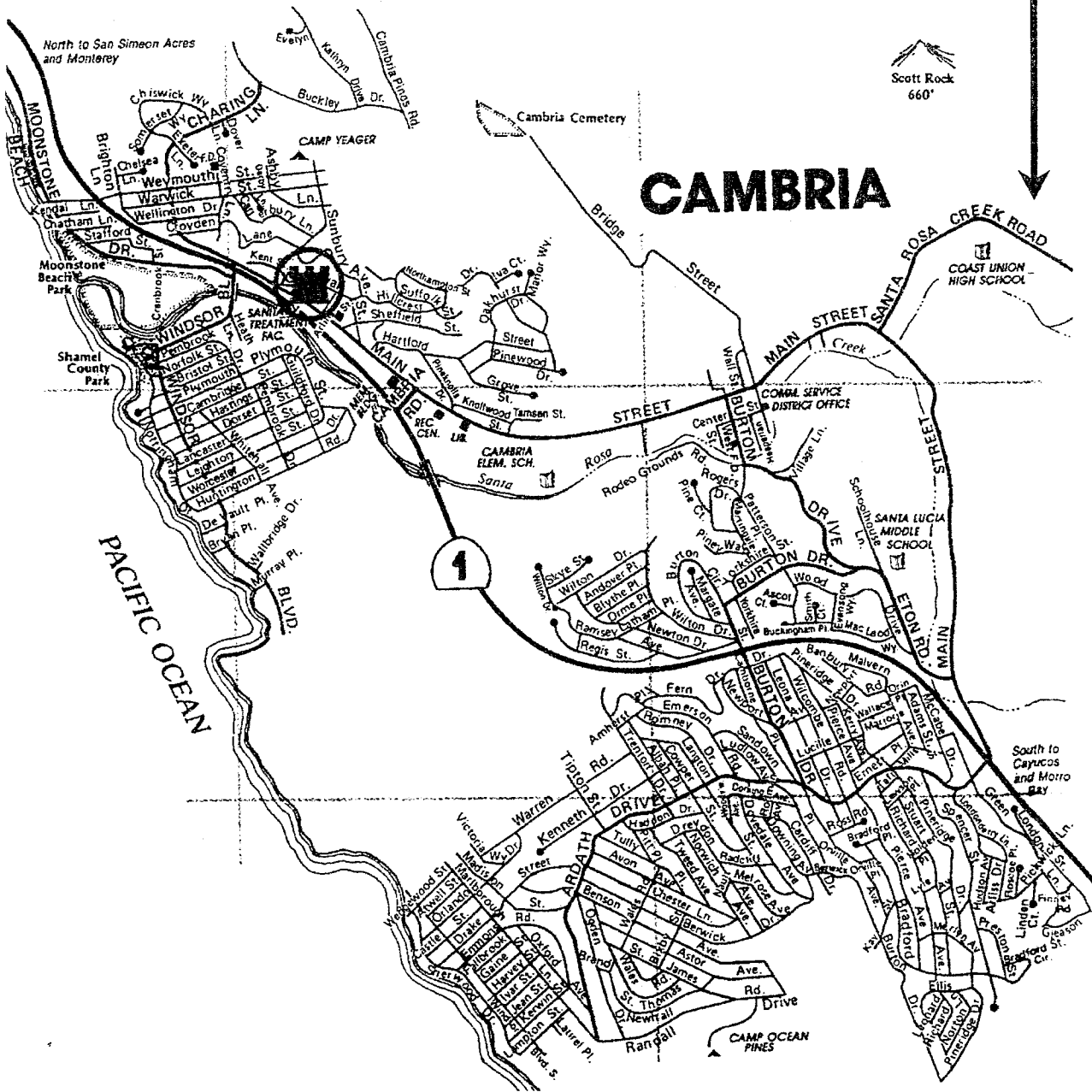
- e. Road alignments are to be designed and constructed to minimize terrain disturbance consistent with safety and construction costs. Altered slopes are to be replanted with indigenous plants and protected by other appropriate erosion control measures.

An additional map sheet can be substituted for the above-mentioned agreement. This additional map sheet will be reviewed and approved by the Department of Planning and Building.

- 10. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effecting the adjustment is recorded first. Adjustments may be granted a single one-year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.

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SITE



PROJECT

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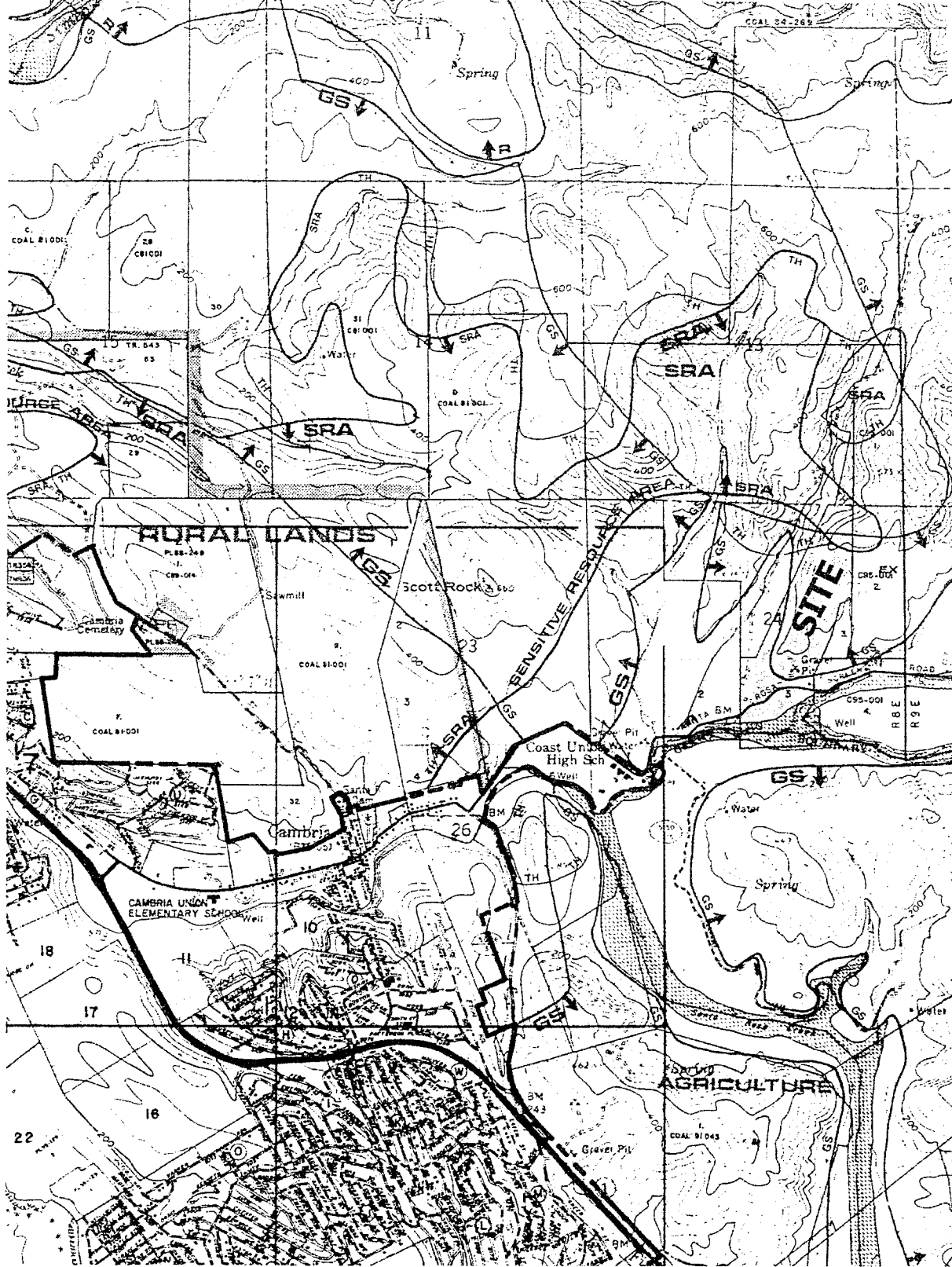


EXHIBIT

Site Vicinity

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

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Gerber-S990256L COAL99-0180



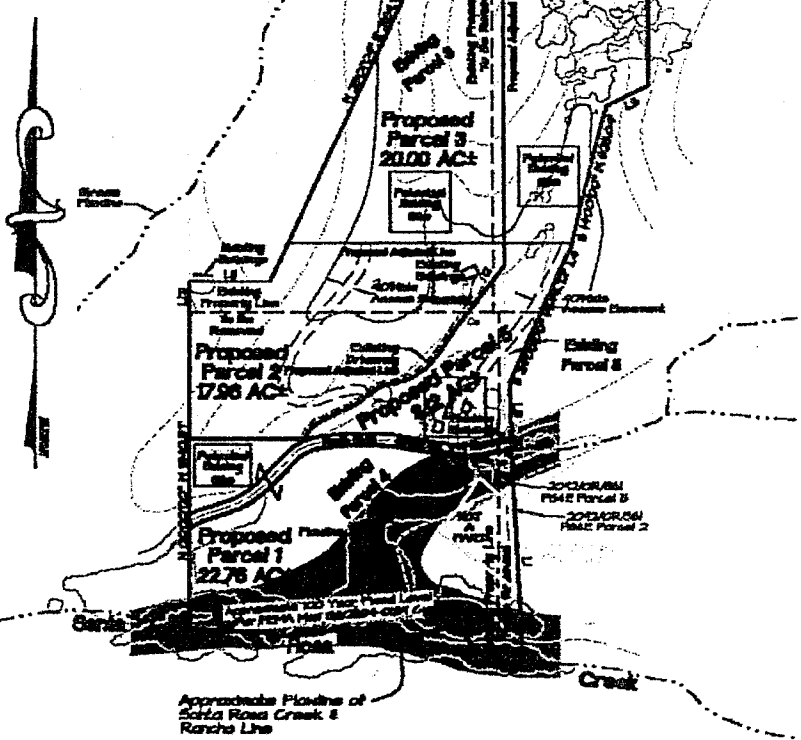
EXHIBIT

Land Use Category

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Parcel Breakdown	
Existing Parcels	Proposed Parcels
Parcel 1 = 2.88 AC±	Parcel 1 = 22.76 AC±
Parcel 2 = 31.08 AC±	Parcel 2 = 17.96 AC±
Parcel 3 = 25.49 AC±	Parcel 3 = 20.00 AC±
Parcel 4 = 31.61 AC±	Parcel 4 = 39.12 AC±
Parcel 5 = 2.24 AC±	Parcel 5 = 8.12 AC±

LINE TABLE		
LINE	LENGTH	ADJACENT
1.1	920.38	8000000078
1.2	44.80	8000000078
1.3	285.44	8000000078
1.4	140.28	8070000078
1.5	18.02	8807000078
1.6	888.00	8440000078
1.7	254.00	8000000078
1.8	80.00	8800000078
1.9	88.00	8875000078
1.10	11.00	8380000078
1.11	884.34	8000000078
1.12	82.00	8000000078



PROJECT

Subdivision Review Board
Gerber-S990256L COAL99-0180

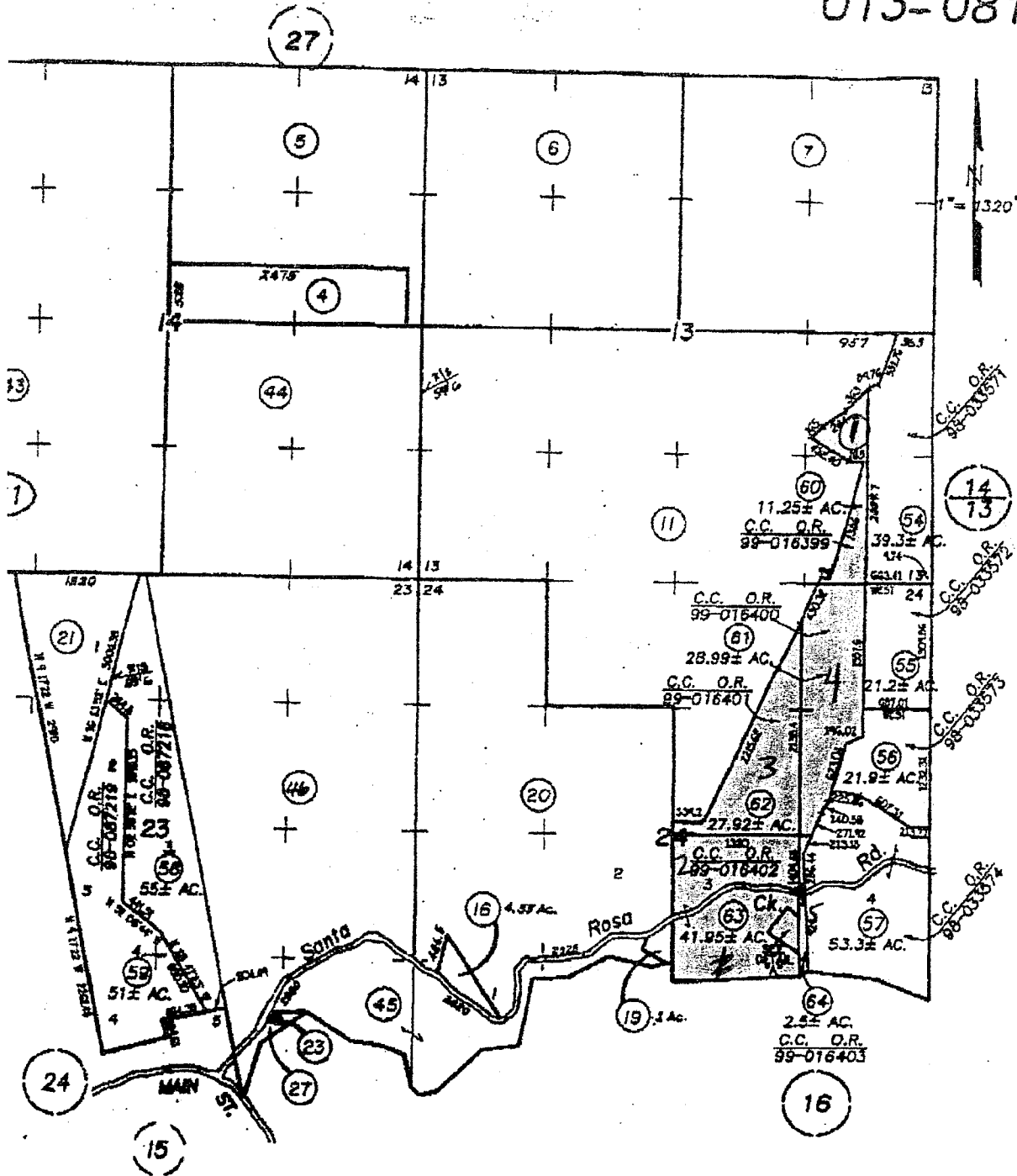


EXHIBIT

Site Plan

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013-081



1, R. 8 E. M.D.B. & M.

la Pines By The Sea, Tr. 480 R.M. Bk. 8, Pg. 45

543, R.M. 12 - 93.

CAMBRIA VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 013 PAGE 08

PROJECT

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EXHIBIT

Site Plan

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COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (MW)

ENVIRONMENTAL DETERMINATION NO. ED04-454

DATE: June 16, 2005

PROJECT/ENTITLEMENT: Cox Lot Line Adjustment SUB2004-00265

APPLICANT NAME: Michael & Peggy Cox

ADDRESS: 3750 Santa Rosa Creek Road, Cambria, CA, 93428

CONTACT PERSON: Peggy Cox

Telephone: 805-927-4117

PROPOSED USES/INTENT: Request by Michael and Peggy Cox for a 1) reconsideration of a Lot Line Adjustment (COAL99-0018) to relocate a previously approved building envelope, which will not result in any new parcels, and 2) the grading and construction of a single-family residence and access driveway to the proposed building site, which will result in the disturbance of approximately 40,000 square feet on a 20-acre parcel.

LOCATION: The proposed project is within the Agriculture land use category and is located at 3750 Santa Rosa Creek Road, approximately 1 mile east of the community of Cambria. The site is in the North Coast planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Game

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on June 30, 2005

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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San Luis Obispo County
Department of Planning and Building
environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: 6/16/05

County: San Luis Obispo

Project No. SUB2004-00265

Project Title: Cox Lot Line Adjustment

Project Applicant

Name: Michael & Peggy Cox

Address: 3750 Santa Rosa Creek Road

City, State, Zip Code: Cambria, CA, 93428

Telephone #: 805-927-4117

Please remit the following amount to the **County Clerk-Recorder:**

() Environmental Impact Report	\$ 850.00
(X) Negative Declaration	\$ 1250.00
(X) County Clerk's Fee	\$ <u>25.00</u>

Total amount due:

AMOUNT ENCLOSED: \$1275.00

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Cox Reconsideration of Lot Line Adjustment COAL 99-0018
ED04-454; SUB2004-00265

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Murry Wilson
Prepared by (Print)

Murry Wilson
Signature

6/5/05
Date

Steve McMasters
Reviewed by (Print)

Steve McMasters
Signature

Ellen Carroll,
Environmental Coordinator
(for)

6/9/05
Date

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Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Michael and Peggy Cox for a 1) reconsideration of a Lot Line Adjustment (COAL99-0018) to relocate an approved building envelope, which will not result in any new parcels, and 2) allow for the grading and construction of a single-family and access driveway to the proposed building site, which will result in the disturbance of approximately 40,000 square feet on a 20-acre parcel. The proposed project is within the Agriculture land use category and is located at 3750 Santa Rosa Creek Road approximately 1 mile east of the community of Cambria. The site is in the North Coast planning area.

ASSESSOR PARCEL NUMBER(S): 013-081-068

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: North Coast, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Terrestrial Habitat, Geologic Study

EXISTING USES: Residence

TOPOGRAPHY: Moderately sloping

VEGETATION: Grasses

PARCEL SIZE: 20 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; accessory structures	<i>East:</i> Agriculture; agricultural uses
<i>South:</i> Agriculture; residential, accessory structures	<i>West:</i> Agriculture; residential, accessory structures

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site consists of moderate to steep hillsides typical of the landscape east of Cambria along Santa Rosa Creek Road. The proposed project site includes a rounded ridgeline that is generally sloped from the northwest towards Santa Rosa Creek to the southeast. The southeast portion of the parcel is located along the base of the ridge where the landform flattens in the direction of the creek. The overall quality of the existing visual environment is high. The combined patterns of mature oak trees and rolling topography creates a landscape with a high degree of visual cohesion. Rock outcroppings in the vicinity add to the visual interest of the area. As seen from Santa Rosa Creek Road, the project parcel contributes to the setting and visual quality of this rural landscape. From a short segment of Santa Rosa Creek Road (westbound), the ridgeline defines the horizon line to the north. As seen from most viewpoints, the Santa Lucia Mountain Range provides a visual backdrop to the north and east.

Vegetation throughout the area is generally oak woodlands, native shrub groupings and denuded grasslands between swaths of dense trees (along the drainages and creeks). Scattered small orchards and vineyards can be also seen on several hills along with groups of eucalyptus and other introduced trees associated with the residences and ranches in the area.

A farmhouse and accessory building are located on a separate parcel between the applicant's existing residence and Santa Rosa Creek Road. An existing barn and new residence (currently under construction) are located along the ridge on a separate parcel immediately south of the proposed building envelope. Other existing residences and accessory buildings are visible on surrounding hills within sight of the project parcel.

Impact. A Visibility Assessment (Cox Residence, February 2005) was completed for the proposed

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building site. Two areas of potential visibility to the proposed building site have been identified along Santa Rosa Creek Road.

From the eastbound lane of Santa Rosa Creek Road, the proposed building site is potentially visible for approximately 8 seconds at a viewing distance of approximately 0.3 miles. These views are generally straight ahead in the direction of travel. From this viewing area (eastbound Santa Rosa Creek Road), the proposed building site is located on an intermediate ridge, behind the landform of the adjacent parcel to the south (see Figure 2 of attached report). The proposed site is not seen as the primary ridge, and does not constitute the horizon line in that viewing direction. The proposed structures height and its specific location within the proposed building envelope are the factors that will determine whether or not the residence would be seen from this viewpoint. The extent of the structures visibility will depend on three factors:

1. How much the structure is screened by the existing barn and other structures on the adjacent parcel to the south of the proposed building site;
2. The topographic elevation of the proposed building pad; and
3. The height of the proposed structure.

From the westbound lane of Santa Rosa Creek Road, the proposed building site is potentially visible for approximately 3 seconds. This view would be nearly perpendicular to the roadway and the primary viewing direction. From the roadway, the proposed building site can be seen above and to the west of the existing residence. The proposed site represents a small portion of the horizon line to the northwest. An east-west ridgeline south of the existing residence provides screening of a portion of the proposed building site from this viewpoint. The potential visibility of the proposed building site depends primarily on the following factors:

1. How much of the structure is screened by the small ridge south of the proposed site;
2. The topographic elevation of the proposed building pad; and
3. The height of the proposed structure.

The report also addressed visibility of the proposed driveway alignment from Santa Rosa Creek Road. The assessment indicates that the driveway and related earthwork would not be visible from any location on eastbound or westbound Santa Rosa Creek Road because of intervening landforms.

Mitigation/Conclusion. In general, the height of the proposed structure is the most critical factor of the three. Pylon placement, as part of the visual assessment, indicated that a structure placed in the proposed building envelope would need to be 15 feet in height or less to not be visible from Santa Rosa Creek Road. Observations of the reference flags placed during field investigations indicate that a 15-foot tall structure could be placed within a substantially larger portion of the building envelope than a 25-foot structure as viewed from eastbound Santa Rosa Creek Road. As viewed from westbound Santa Rosa Creek Road, a structure taller than approximately 15 feet would be visible and would likely silhouette above the ridgeline.

Mitigation measures recommended in the February 2005 Visibility Assessment will be implemented to ensure the greatest protection of scenic resources. Height limits and location of proposed structures will mitigate potential visual impacts. The implementation of the above referenced measures will mitigate visual impacts to a level of insignificance; therefore, no significant aesthetic impacts will occur with the relocation of the building envelope and future development of the single-family residence and access road. These mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

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2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include:

(coastal) Cropley clay (0-2%)

Diablo and Cibo clays (15-30%) Los Osos loam (30-50%) Gazos-Lodo Clay Loams (30-50%)

As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "III" to "VI", and the "irrigated soil class is "not applicable". to "II"

The current building envelope was placed around the existing residence at the time of the previous Lot Line Adjustment in 2001. The applicant is requesting to remove the current residence and construct a new residence uphill and to the northwest of the existing building envelope. The current building envelope is located adjacent to off-site prime soils, on the adjacent agricultural parcels to the southwest, and approximately 300 feet from an existing commercial agricultural operation (wine grapes and avocados) to the southeast.

Impact. The review of this proposal evaluated both on and off-site soils as well as current and potential agricultural activities in the area. The proposed building envelope locates development potential off of prime soils and an adequate distance (about 350 feet) from any prime soils on adjacent properties. A residence and agricultural structure have been constructed nearby on the adjoining property to the south, reducing potential conflicts with this property. The proposed building envelope will be equal to or better than the existing configuration for the protection of agricultural resources and operations on the subject parcel and surrounding parcels.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The project site contains an existing single-family residence that will be removed upon submittal of development plans for the future residence.

Impact. As proposed, the project will result in the disturbance of approximately 40,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Located within 1 mile are Monterey Pine (*Pinus radiata*), Most Beautiful Jewel-flower (*Streptanthus albidus* ssp *peramoenus*), Cambria Morning-glory (*Calystegia subacaulis* ssp *episcopalis*), Arroyo De La Cruz Manzanita (*Arctostaphylos cruzensis*), and Obispo Indian Paintbrush (*Castilleja densiflora* ssp *obispoensis*).

Wildlife: Located within 1 mile are Southwestern Pond Turtle (*Clemmys marmorata pallida*), Steelhead (*Oncorhynchus mykiss irideus*), and Bank Swallow (*riparia riparia*).

Habitats: Redlegged Frog and Oak Woodland

The northwest corner of this parcel is located within the Terrestrial Habitat (TH) and Sensitive Resource Area (SRA). The primary issue associated with the SRA is the potential impacts of development on the Monterey Pine forest and other native habitats.

Impact. The primary areas of biological concerns on this property are located outside the area proposed for development on this parcel (proposed building envelope). The habitats identified on the site will not be impacted by the proposed development because the sensitive areas are being avoided, no tree removal is proposed and no impacts to riparian areas are proposed.

Mitigation/Conclusion. No significant biological impacts are expected to occur because the project will be conditioned to have a designated building envelope that will ensure that development occurs outside the sensitive resource areas located on the project site.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. A Phase I (surface) survey was conducted for the previous Lot Line Adjustment and no evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is moderately sloping. The area proposed for development is within the Geologic Study Area designation. The landslide risk potential is considered low to high. The liquefaction potential during a ground-shaking event is considered low.

Active faulting is known to exist near the subject property approximately 3 miles to east. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (an unnamed tributary coming off of Santa Rosa Creek), from the proposed development is approximately .10 miles to the south. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly drained to moderately drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a

provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include: (coastal)
Cropley clay (0-2%) Diablo and Cibo clays (15-30%) Los Osos loam (30-50%) Gazos-Lodo clay loams (30-50%)

As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility, and moderate to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 40,000 square feet. The existing building site has numerous constraints including being located at the mouth of naturally occurring gully which collects and directs surface water flows in the direction of the current building envelope. This situation leads to ponding around the building pad that would require substantial drainage improvements around the structure and would create the potential for wood rot and mold growth in a wooden residential structure. Due to the relative elevation of the existing building envelope at the canyon bottom, subdrains and increased ventilation would provide only marginal protection. The existing building envelope is also subject to highly expansive soils which would require foundation to be located in non-expansive engineered fill to protect improvements from the expansive soils. The combination of expansive soils and groundwater pose a potential long-term threat to proposed improvements at the existing building envelope without appropriate measures to mitigate these constraints.

The site proposed for development, located approximately 80 feet higher than the current location and approximately 550 feet to the northwest, would have similar constraints with regards to expansive soils but would not have problems related to ponding of water around the building pad. The soils report for the adjacent residence (Soils Engineering Report, GeoSolutions, October 2003), located approximately 150 feet south of the proposed building envelope, states the main limitation to residential development is expansive soils. The site adjacent to the proposed residence requires similar improvements including the requirement to have all foundations excavated into non-expansive engineered fill.

Mitigation/Conclusion. The proposed building envelope is equal to or better in regards to geology and soils for the development of a single-family residence. Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per the County's Land Use Ordinance (LUO) section 22.14.070 (c) to evaluate the area's geological stability relating to the proposed use. The requirement for this report may be waived if the County Geologist determines that sufficient information exists because of previous geology or soils reports. A geological review of the existing house site was conducted for the existing building site (Geologic Review of Existing House, GeoSolutions, June 2004). Existing information from the residential development immediately adjacent (south) to the proposed building site was used to determine if the site would be equal to or better than the existing site in regards to geologic stability (Soils Engineering Report, GeoSolutions, October 2003). A geologic review of the proposed residence will be required upon submittal of the residential building plans for review and approval by the County Geologist. The

implementation of the above referenced measures will mitigate geology and soil impacts to a level of insignificance; therefore, no significant geology and soil impacts will occur with the relocation of the building envelope and future development of the single-family residence and access road. These mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. NOISE - Will the project:Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable

d) Other: _____

☐☐☐☐

Setting. Scattered residences are located in the area along Santa Rosa Creek Road along with a mix of agricultural uses. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences).

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

**9. POPULATION/HOUSING -
Will the project:**Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable

a) *Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?*

☐☐☒☐

b) *Displace existing housing or people, requiring construction of replacement housing elsewhere?*

☐☐☒☐

c) *Create the need for substantial new housing in the area?*

☐☐☒☐

d) *Use substantial amount of fuel or energy?*

☐☐☒☐

e) Other: _____

☐☐☐☐

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The project will not result in a need for a significant amount of new housing. The project will be a replacement residence for the existing residence on the project site.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

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10. PUBLIC SERVICES/UTILITIES -
*Will the project have an effect upon,
 or result in the need for new or
 altered public services in any of the
 following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Cambria) is approximately 3 miles to the west. The closest Sheriff substation is in Templeton, which is approximately 22 miles from the proposed project. The project is located in the Coast Unified School District.

Impact. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road(s): Santa Rosa Creek Road. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works and no significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of 10/unit. The projected amount of traffic estimated for the proposed project exists with the current residence on the project site. The proposed project will not result in a net increase of traffic because the existing residence will be removed prior to completion of the proposed project. No significant changes to the existing road service or traffic safety levels are anticipated. Access to Santa Rosa Creek Road will be located taken from the same location as the current residence.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

**13. WASTEWATER - Will the
project:**

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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1-40

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation, steep slopes, shallow depth to bedrock. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent “daylighting” to the ground surface.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. The project proposes to use an on-site system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system.

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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1-41

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use an on-site well as its water source. Based on available information, the proposed water source is not known to have any significant availability or quality problems. The site contains an existing residence that is served by an on-site well and will be removed as a condition of approval of the future residence. Water usage for the proposed residence is not expected to increase since the existing residence will be removed.

The topography of the project is moderately sloping. The closest creek, a tributary of Santa Rosa Creek, from the proposed development is approximately 0.3 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Impact. As proposed, the project will result in the disturbance of approximately 40,000 square feet. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 1.18 acre feet/year (AFY)

$$1 \text{ residential lots (w/primary (0.85 afy) \& secondary (0.33 afy) X 1 lots) = 1.18 afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

1-47

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, Agriculture Commission, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1-43

b) **Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)**

☐☐☒☐

c) **Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

1-44

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	In File**
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> North Coast Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

1-45

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

(Cox Residence, Visibility Assessment, February 2005)

(Geologic Review of Existing House, GeoSolutions, June 2004)

(Soils Engineering Report, GeoSolutions, October 2003)

Exhibit B - Mitigation Summary Table**Aesthetic Mitigation**

VS-1 At the time of application for a Minor Use Permit, an additional visibility assessment shall be conducted to confirm that the proposed project is not visible from Santa Rosa Creek Road after preliminary grading and architectural plans are completed. Based on the results of that study, modifications shall be made to the project to ensure protection of the existing visual quality and conformity with the recommendations of the Cox Residence - Visibility Assessment, February 2005. The applicant shall provide cross sectional drawings that clearly illustrate the relationship between the proposed development and the existing landforms (i.e. intermediate landforms and backdrop landforms) when viewed from key viewing areas identified in the Cox Residence, Visibility Assessment, February 2005. All new development shall be located so that no portion of the proposed residence silhouettes against the sky when viewed from key viewing areas.

VS-2 At the time of application for a Minor Use Permit and construction permits, the applicant shall clearly delineate the approved building envelope on the project plans, as shown on Figure 7, *Alternative Building Envelope* map of the Cox Residence, Visibility Assessment, February 2005. All new development (e.g. residences, detached garages and guest houses) shall be located within the designated building envelope, with the exception that any portion of the proposed project improvements that may project outside the proposed building envelope shall be effectively screened by vegetation, structures or berms. All proposed improvements shall be found consistent with the recommendations of the required visibility assessment.

VS-3 No structure within the proposed building envelope (as shown in the Cox Residence - Visibility Assessment, February 2005) shall exceed 15 feet above existing natural grade unless found to be consistent with the findings and recommendation of the Cox Residence, Visibility Assessment, February 2005 and/or the required future visibility assessment.

Geology and Soils Mitigation

GS-1 At the time of application for a Minor Use Permit, a Geologic and Soils Report shall be submitted per the requirements of Section 23.07.080 CZLUO.

1-47

DATE: June 9, 2005

**DEVELOPER'S STATEMENT FOR
RECONSIDERATION OF LOT LINE ADJUSTMENT COAL 99-018
ED04-454 (SUB2004-00265)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Aesthetic Mitigation

VS-1 At the time of application for a Minor Use Permit, an additional visibility assessment shall be conducted to confirm that the proposed project is not visible from Santa Rosa Creek Road after preliminary grading and architectural plans are completed. Based on the results of that study, modifications shall be made to the project to ensure protection of the existing visual quality and conformity with the recommendations of the Cox Residence - Visibility Assessment, February 2005. The applicant shall provide cross sectional drawings that clearly illustrate the relationship between the proposed development and the existing landforms (i.e. intermediate landforms and backdrop landforms) when viewed from key viewing areas identified in the Cox Residence, Visibility Assessment, February 2005. All new development shall be located so that no portion of the proposed residence silhouettes against the sky when viewed from key viewing areas.

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<p>Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.</p>
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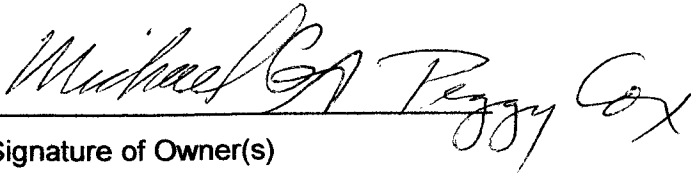
1-48

Geology and Soils Mitigation

GS-1 At the time of application for a Minor Use Permit, a Geologic and Soils Report shall be submitted per the requirements of Section 23.07.080 CZLUO.

Monitoring: Required prior to issuance of grading and/or construction permits.
Compliance will be verified by the Department of Planning and Building in
consultation with the Environmental Coordinator.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



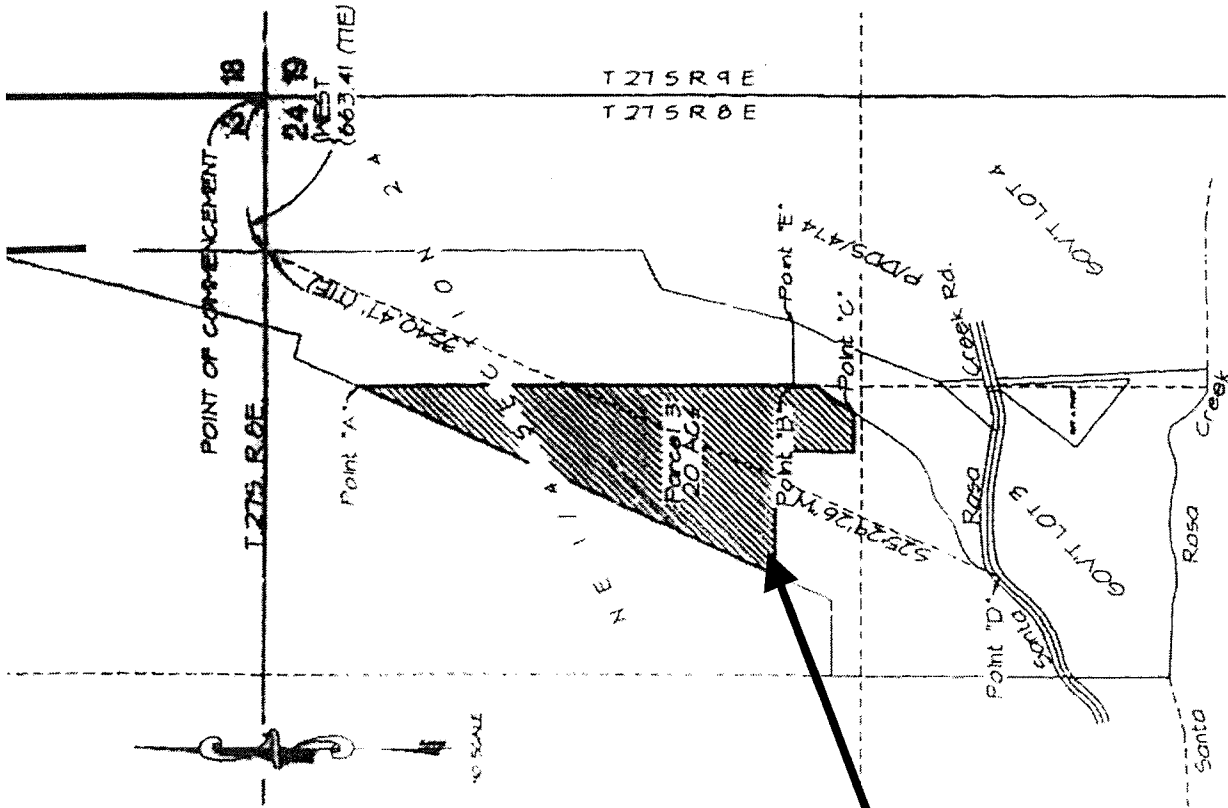
Signature of Owner(s)

Date 6-9-05

Name (Print)

MICHAEL COX
PEGGY COX

1-49



EXHIBIT

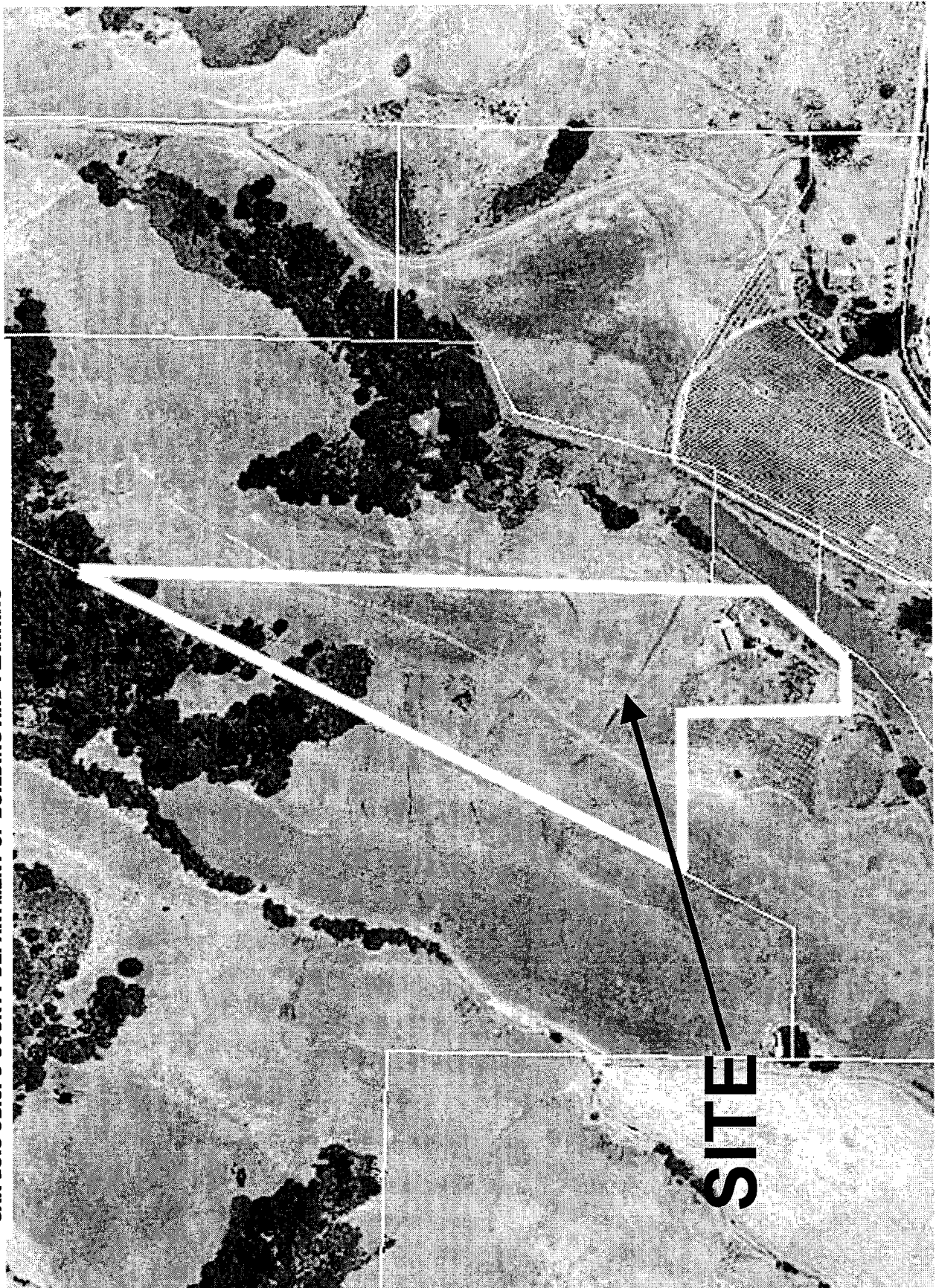
Site Plan



PROJECT

Lot Line Adjustment
Cox SUB2004-00265

1-50



EXHIBIT

Aerial Photograph

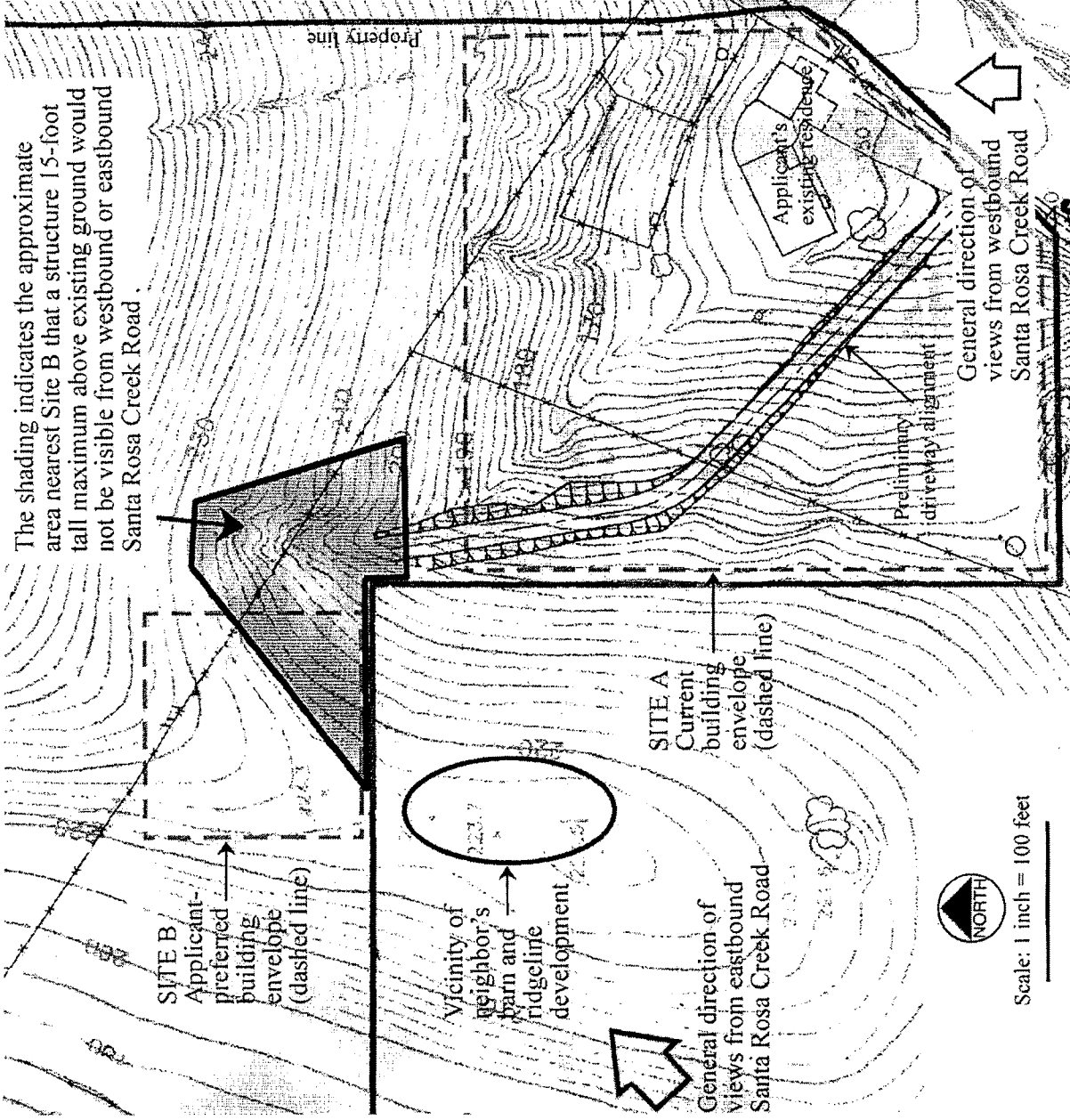
PROJECT

Lot Line Adjustment
Cox SUB2004-00265



1-51

The shading indicates the approximate area nearest Site B that a structure 15-foot tall maximum above existing ground would not be visible from westbound or eastbound Santa Rosa Creek Road.



EXHIBIT

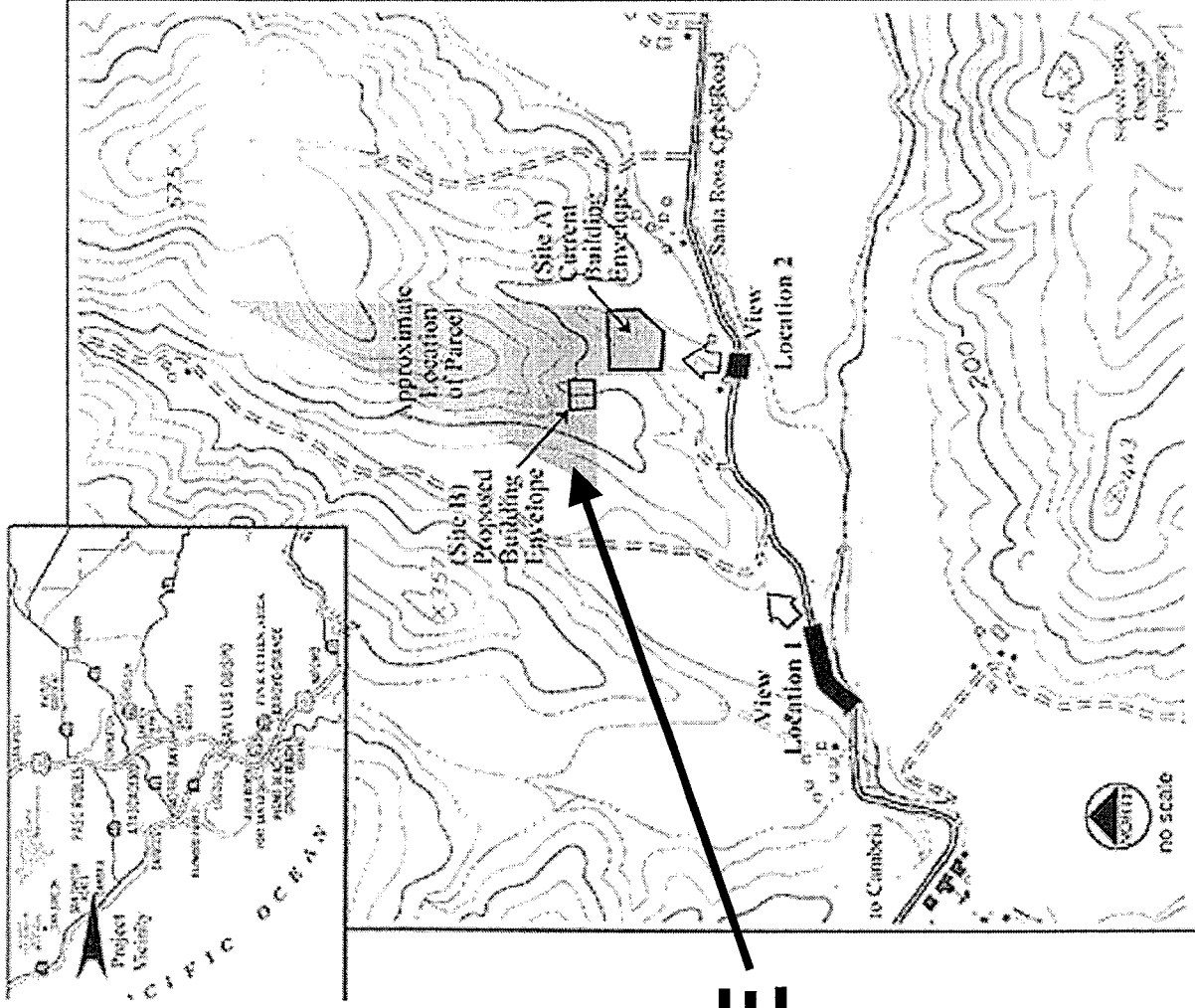
Alternate Building Envelope



PROJECT

Lot Line Adjustment
Cox SUB2004-00265

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SITE

PROJECT

Lot Line Adjustment
Cox SUB2004-00265

EXHIBIT

View Location Map

